



**US Army Corps
Of Engineers**

Walla Walla District
201 North Third Avenue
Walla Walla, WA 99362-1876

Public Notice of Application for Permit

APPLICATION NO.: 052100186

APPLICANT: Dynamis Group, LP

PUBLIC NOTICE DATE: August 15, 2008

21-Day Notice

COMMENTS DUE DATE: September 5, 2008

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States as described below and shown on the attached drawings.

APPLICANT – Dynamis Group, LP, 842 East Winding Creek Drive, Eagle, Idaho 83616. For information, please contact Mr. Lloyd Mahaffey at 208-938-2680. For information from the Corps of Engineers, please contact Mr. Greg Martinez at 208-345-2154.

LOCATION – South Fork Payette River and adjacent wetlands, Charters Creek and adjacent wetlands, Coski Creek and adjacent wetlands, three unnamed streams and adjacent wetlands, in portions of Sections 34 and 35, Township 8 North, Range 4 East, Boise Meridian, Garden Valley, USGS Quadrangle, near Garden Valley, in Boise County, Idaho.

WORK – Work consists of the following:

- Discharge 3,500 cubic yards of clean gravel fill and top soil into Charters Creek, Coski Creek, three unnamed streams and adjacent wetlands (0.84 acre) to construct roadways and lot fills (Fills # 1, 2, 3, 11, 12, and 15).
- Discharge 6,229 cubic yards of clean gravel fill into 1.06 acres of wetlands for residential and commercial lot fills (Fills # 7, 8, and 14).
- Discharge 18,243 cubic yards of clean gravel fill into 1.41 acres of a man-made pond to accommodate the construction of residential and commercial lot pads (Fills # 9 and 13).
- Discharge 5,706 cubic yards of clean gravel fill into Charters Creek (1,091 linear feet) and adjacent wetlands (1.18 acres, streambed and wetland impact) to accommodate residential and commercial lot pads (Fill # 4).
- Discharge 40 cubic yards of clean gravel fill into 0.02 acre of wetlands to construct 320 linear feet of new channel for Charters Creek (Fill # 5).
- Discharge 65 cubic yards of cobble, gravel, and bank soil into 0.04 acre of wetlands to create 170 linear feet of new stream channel (Fill # 6).
- Discharge 34 cubic yards of clean gravel fill into Coski Creek (0.001 acre) to block Coski Creek

and divert water into existing Pond #4 (Fill # 16).

- Discharge 1,126 cubic yards of cobble, gravel, rock riprap and top soil into 0.19 acre of wetlands (Fills # 17 and 18) and redistribute 1,427 cubic yards of dredged material into 1.49 acres of wetlands to create 1,840 linear feet of new stream channel and enhance existing wetlands (Fills # 17t and 18t).
- Discharge 113 cubic yards of bedding gravel and native dirt into 0.02 acre (temporary impact) of wetlands to install a buried 24-inch water line from a constructed pond on Charters Creek (Fill # 10t). Location and description as shown on the enclosed drawing Sheets 1 through 12.

CONSTRUCTION PERIOD - Applicant proposes to start construction in the fall of 2008 and complete work in 2 years. The permit would authorize construction for a period of 3 years.

PURPOSE – To construct residential roads and lots for the proposed Southfork Landing Subdivision.

ADDITIONAL INFORMATION – The applicant proposes to excavate 1.37 acres of wet meadow wetlands and a small reach of Charters Creek to create a series of ponds and channels that flow throughout the project site. To compensate for the loss of wetland functions and stream impacts, the applicant has prepared a draft mitigation plan entitled “Southfork Landing Compensatory Wetland Mitigation Plan Mitigation Work Plan Supplement 2.” The draft plan is available for review at the Boise Regulatory Office or by requesting a copy from the Corps. The draft mitigation plan proposes to create 8.51 acres of wetlands and roughly 4,000 linear feet of stream channel of which 2160 linear feet would be created in existing wetlands. The plan also proposes to enhance 2.89 acres of existing wetlands (see Sheets 11 and 12). The applicant would also restore 1,250 linear feet of the bank line of the South Fork Payette River (Mitigation Site 2-5). Prior to issuance of a permit for this project, the applicant will submit a final mitigation plan.

AREA DESCRIPTION – The project site is located in the central mountains of Idaho approximately 1 mile south of Garden Valley, Idaho. Located on the southwest side of the South Fork Payette River, Southfork Landing is a proposed 473-lot residential development on 868 acres. Elevation on the project site ranges from 3400 msl to 3000 msl along the river. The majority of the proposed development is planned to occur in the pasture areas which gently slope towards the river. The site consists of the former Charters Ranch and Freedom Ranch. Livestock grazing was the primary land use prior to the proposed development. Charters, Coski and the three unnamed streams are all low quality streams due to past land use practices. The streams have been relocated over the years and appear very much like straight irrigation ditches. Wetlands on the property vary from low to moderate quality with the wetland on the west side of the property (Fill #1) being the least degraded wetland.

ANTICIPATED IMPACTS ON AQUATIC ENVIRONMENT – The proposed work would fill a total of 2.88 acres of wetlands (2.85 emergent; 0.03 scrub-shrub), for roadways, and residential and commercial lots. The project would also fill 1.41 acres of an open man-made pond and fill 1,091 linear feet of Charters Creek. Excavation would also convert about 170 linear feet of Charters Creek (0.1 acre) and 1.27 acres of wetlands adjacent Charters Creek to create open water ponds. Other impacts to the aquatic environment would include work within existing wetlands to enhance existing wetlands (1.49 acres), and creating roughly 2160 linear feet of stream channel within wetlands. Of this total, 320 linear feet would be to replace open stream channel for Charters Creek. In addition, 0.02 acre of wetland would be temporarily excavated and filled to existing contours for a new water line (see Sheet 5, Fill 10).

OTHER AUTHORIZATIONS - Other authorizations obtained or requested include a Stream Alteration Permit from the Idaho Department Water Resources and a 401 water Quality Certification from the Idaho Department of Environmental Quality.

WATER QUALITY CERTIFICATION - This will also serve as public notice that Idaho Department of Environmental Quality (IDEQ) is evaluating whether to certify that the discharges of dredged and fill material proposed for this project will not violate existing water quality standards. A Department of the Army permit will not be issued until water quality certification has been issued or waived by the IDEQ, as required by Section 401 of the Clean Water Act. If water quality certification is not issued, waived or denied within 60 days of this public notice date, and an extension of this period is not granted to the IDEQ Quality, certification will be considered waived. Additionally, within (30) days of this public notice, any person may provide written comments to IDEQ and/or request in writing that IDEQ provide them notice of their preliminary 401 certification decision. Comments concerning certification for this project should be mailed to: Idaho Department of Environmental Quality, Boise Regional Office, 1445 North Orchard, Boise, Idaho 83706.

CULTURAL RESOURCES - Coordination is currently being conducted with the office of the Idaho State Historic Preservation Officer to determine if this activity will affect a site that is listed on the National Register of Historic Places, or a site that may be eligible for listing on the Register.

ENDANGERED SPECIES - Coordination is currently being conducted with the U.S. Fish and Wildlife Service to determine if the activity will have any affect on species designated as endangered or threatened under the Endangered Species Act, or their critical habitat.

ENVIRONMENTAL IMPACT STATEMENT - Preliminary review indicates the activity will not require preparation of an Environmental Impact Statement. Comments provided will be considered in preparation of an Environmental Assessment.

AUTHORITY - This permit will be issued or denied under the authority of Section 404 of the Clean Water Act.

EVALUATION - The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. This decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. In addition, our evaluation will include application of the EPA Guidelines (40 CFR 230) as required by Section 404(b)(1) of the Clean Water Act.

CONSIDERATION OF PUBLIC COMMENTS - The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in

order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered

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by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

PUBLIC HEARING - Any person may request in writing, within the comment period specified in this notice, that a public hearing be held to consider this proposed activity. Requests for a public hearing shall state specific reasons for holding a public hearing.

COMMENT AND REVIEW PERIOD - Interested parties are invited to provide their comments on the proposed activity, which will become a part of the record and will be considered in the decision.

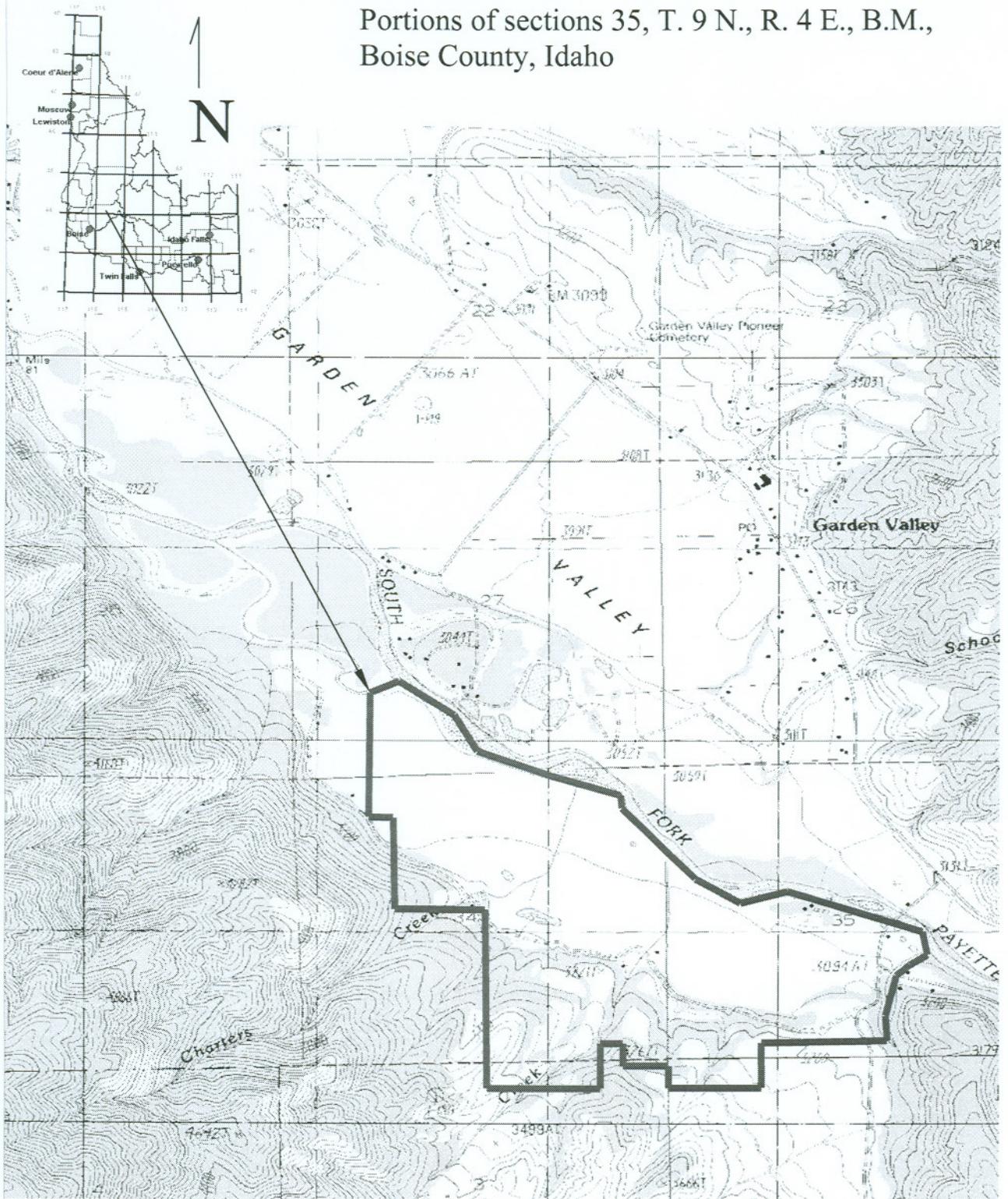
Comments should be mailed to:

US Army Corps of Engineers
Boise Regulatory Field Office
10095 W. Emerald Street
Boise, Idaho 83704

Comments should be received not later than the comments due date of this notice to receive consideration.

A. Bradley Daly
Chief, Regulatory Division

Portions of sections 35, T. 9 N., R. 4 E., B.M.,
Boise County, Idaho



Southfork Landing Vicinity Map

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 1 of 12

Proposed Wetland and Roadway Fills

PLAN
VIEW



North
400 feet

LEGEND



PSS1J-2
Existing wetland



Fill 1 Proposed Fill



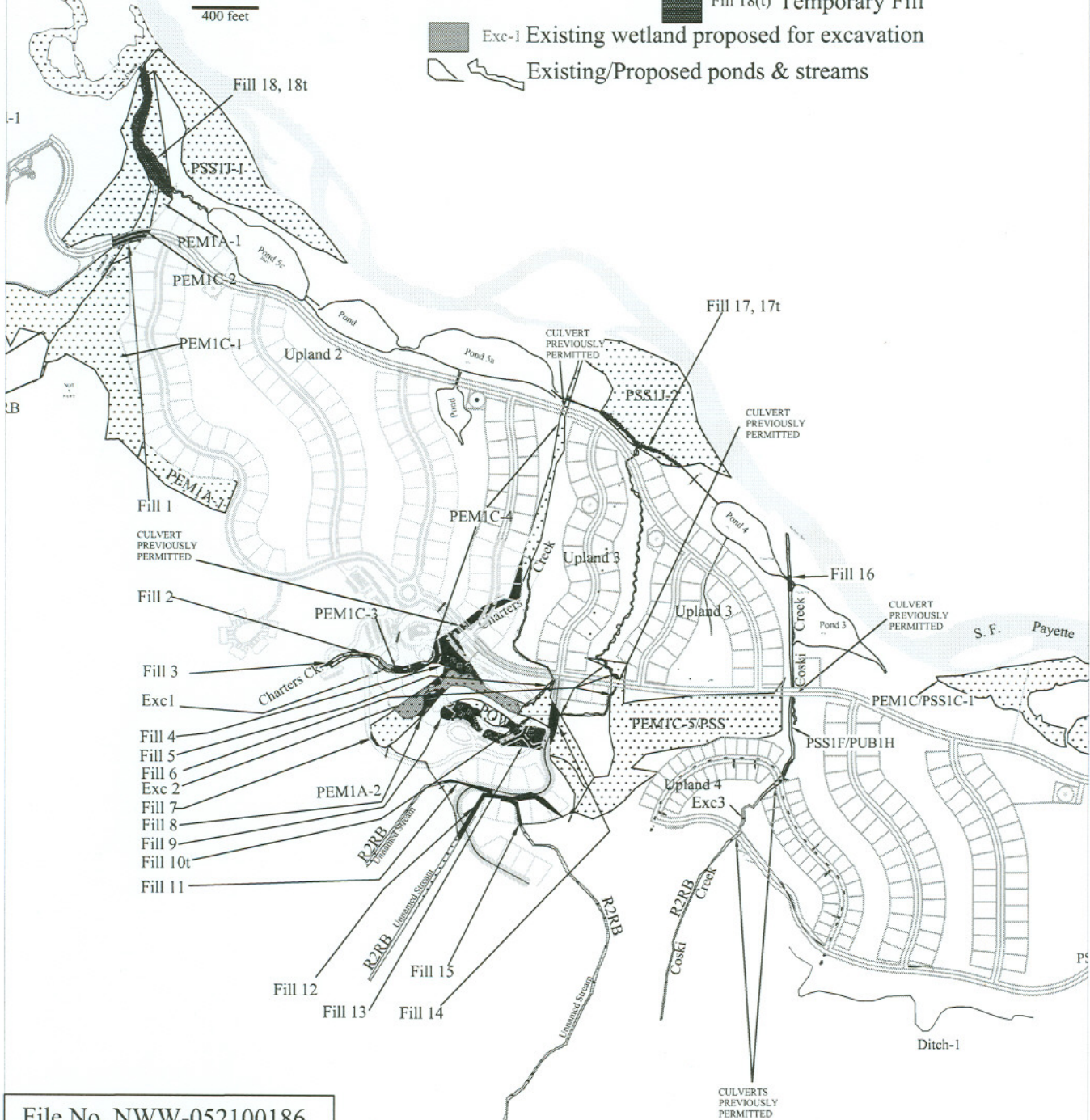
Fill 18(t) Temporary Fill



Exc-1 Existing wetland proposed for excavation



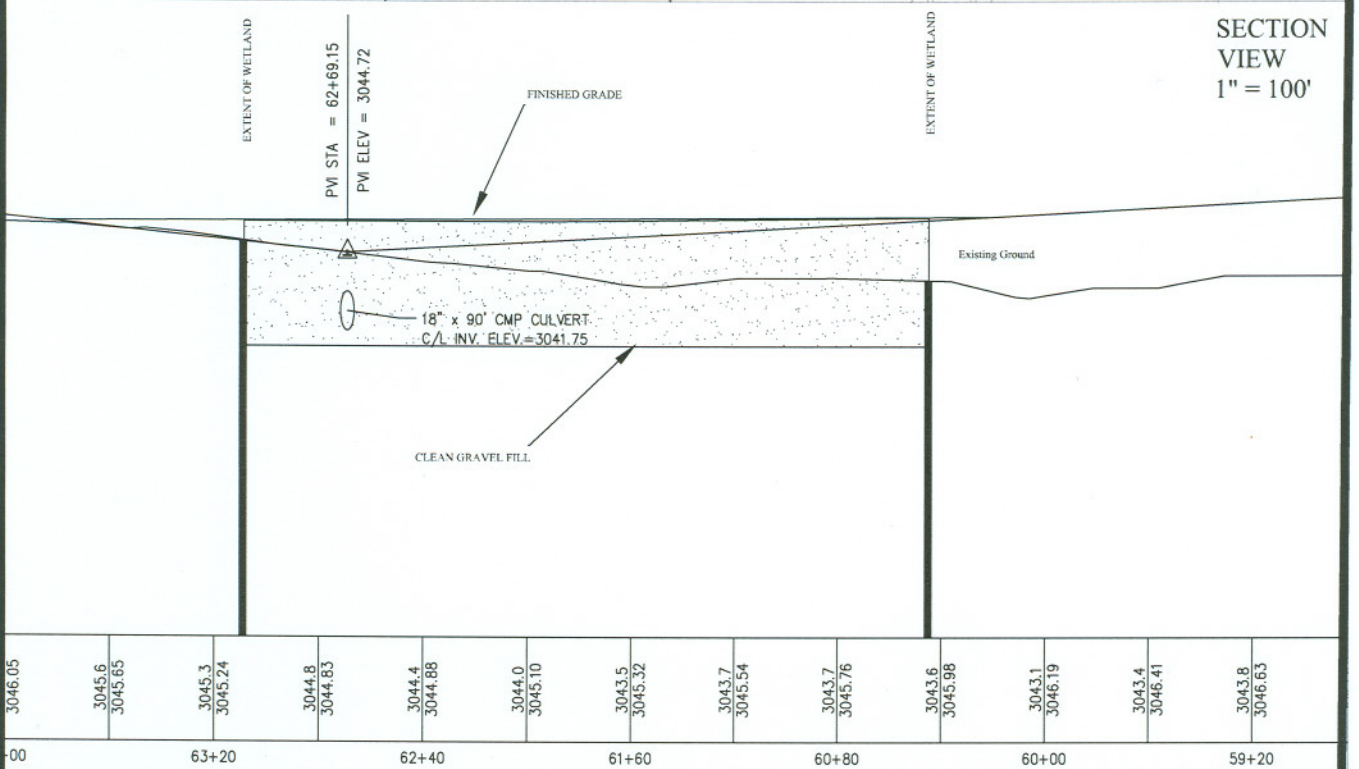
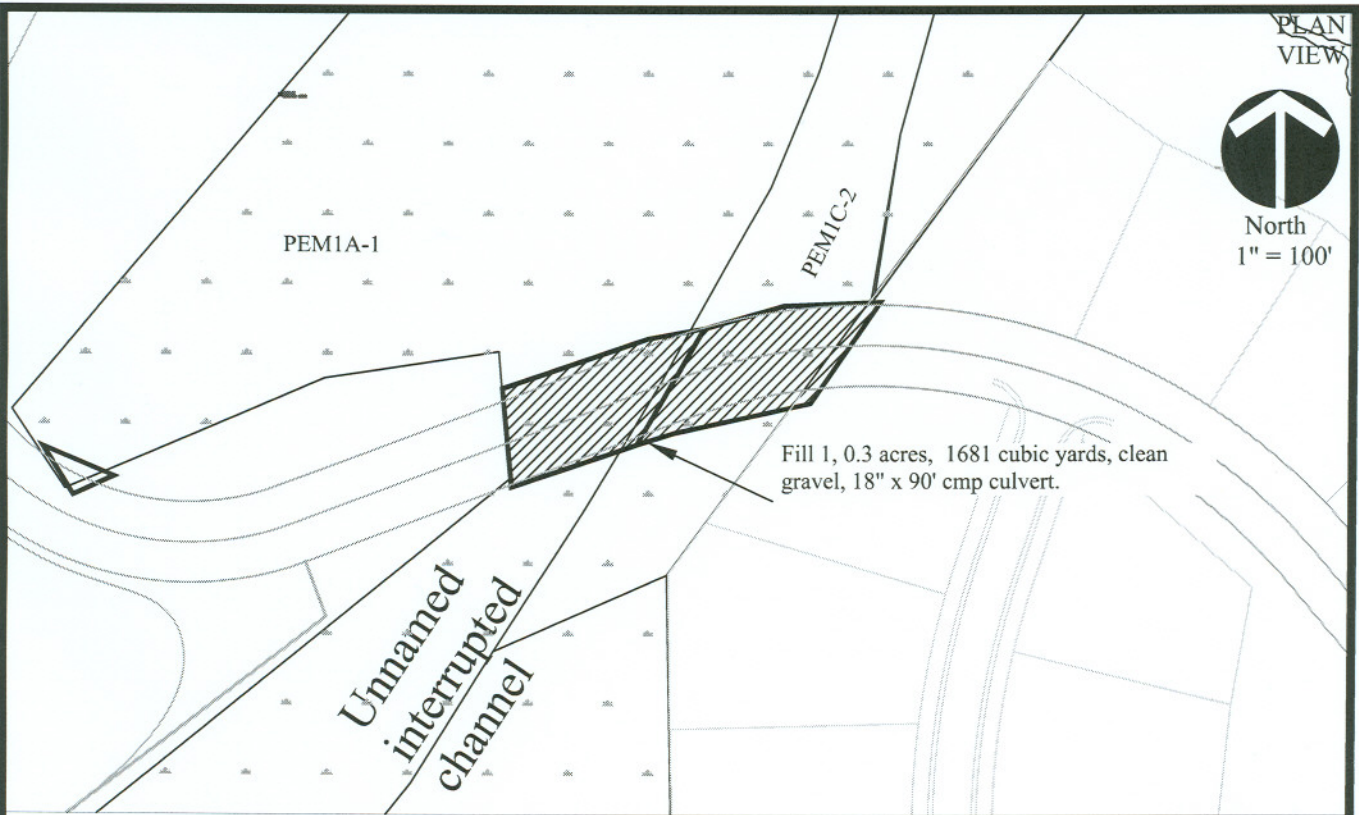
Existing/Proposed ponds & streams



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Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
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North
1" = 100'



Legend

- Existing wetland
- Fill

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Boise Co., Idaho
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North
1" = 60'

PLAN
VIEW

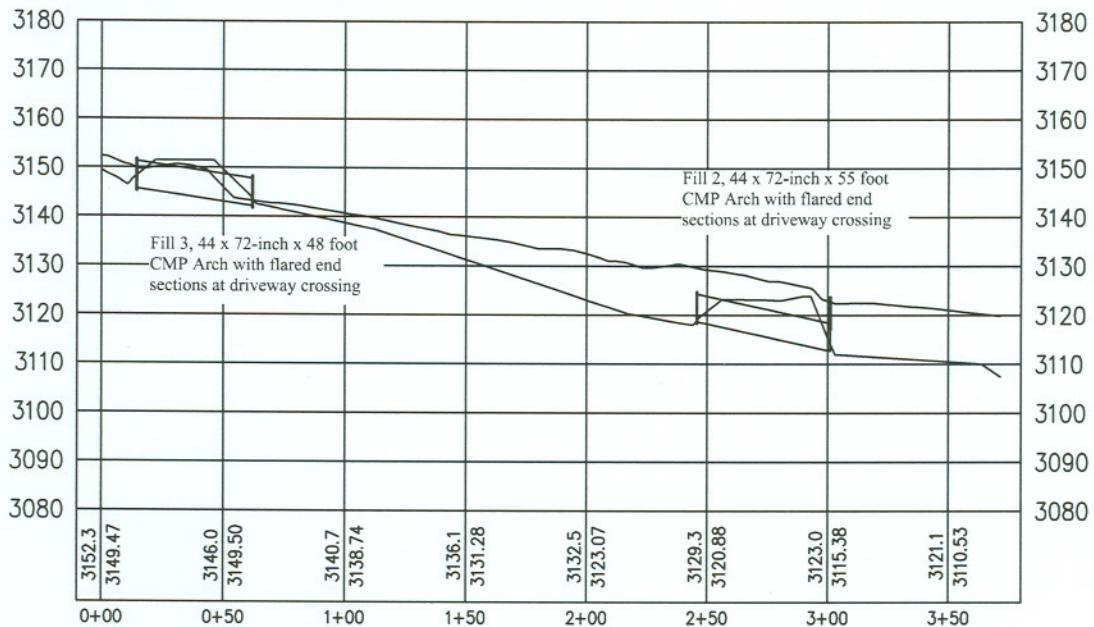
Fill 2. 0.02 acres, 90 cy,
CMP Arch Culvert, clean
gravel.

Fill 3. 0.01 acres, 65 cy,
CMP Arch Culvert, clean
gravel.

Exc 1, 0.10
acres, 2447 cy.

CHARTERS CREEK PROFILE

SECTION
VIEW
1" = 100'



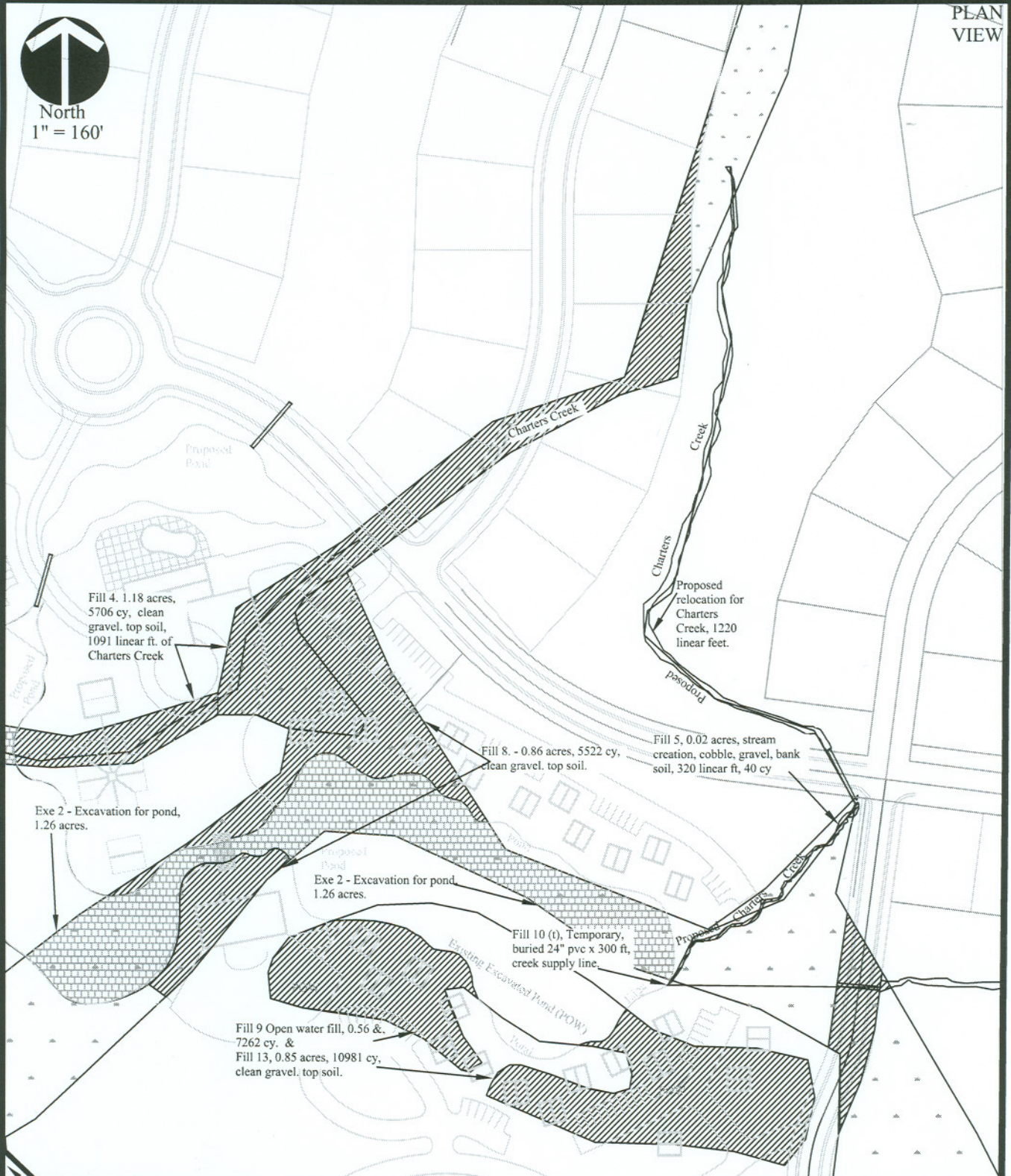
Legend

- Existing wetland
- Fill
- Proposed Fill
- Exc-1 Existing wetland proposed for excavation
- Proposed ponds/streams

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South Fork Payette River
Boise Co., Idaho
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North
1" = 160'

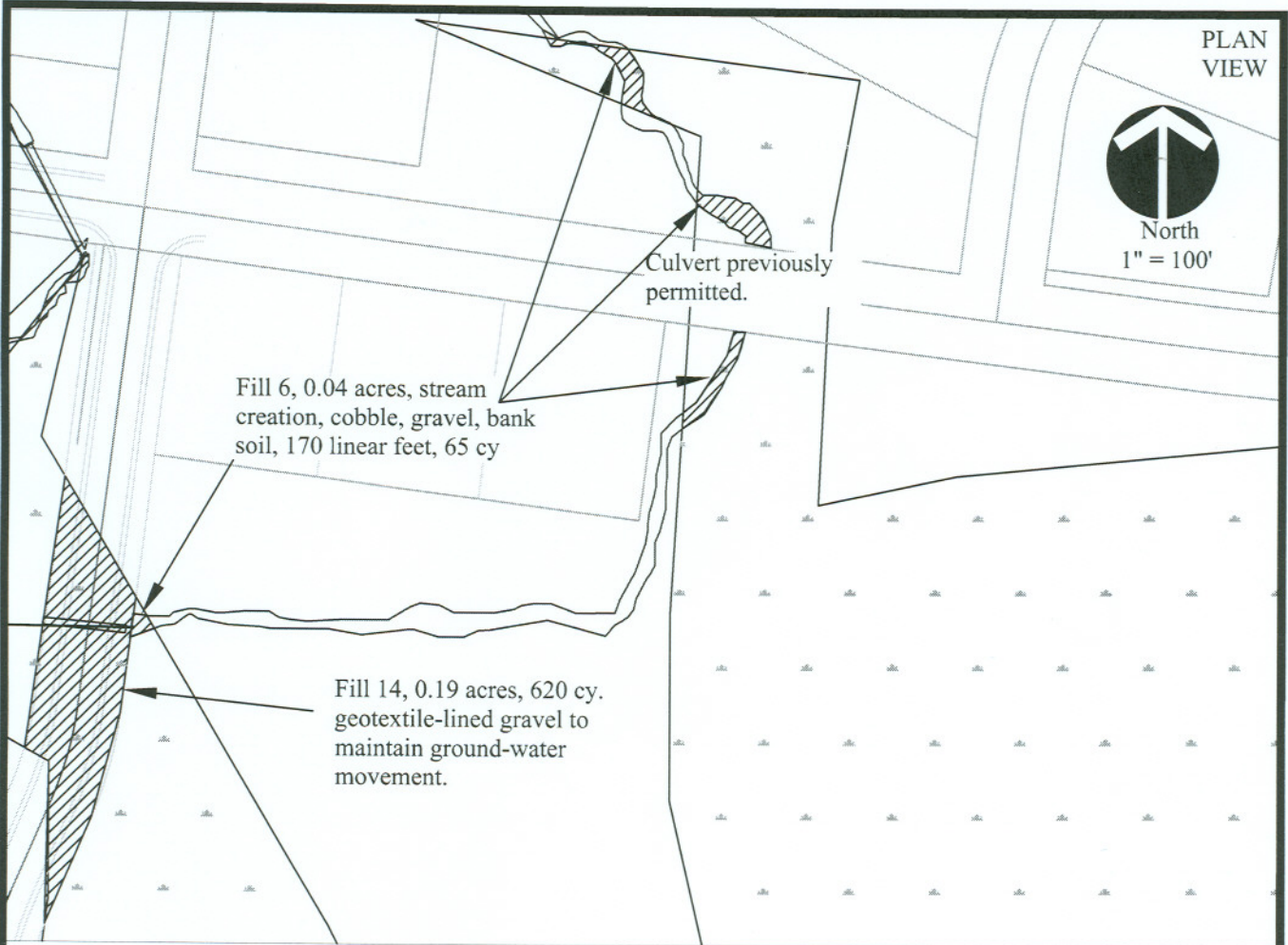


Legend

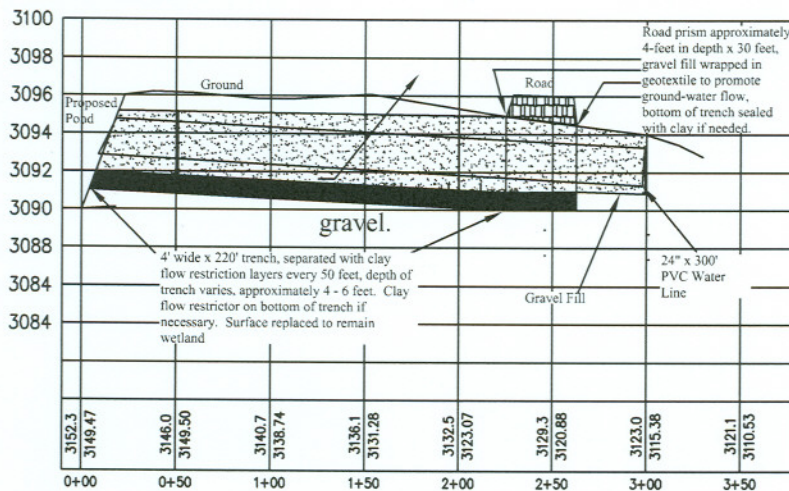
- Existing wetland Fill Proposed Fill
- EXC-1 Existing wetland proposed for excavation
- Proposed ponds/streams

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South Fork Payette River
Boise Co., Idaho
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PLAN
VIEW



Creek Supply profile



SECTION
VIEW
1" = 50'



Existing wetland



Proposed Fill



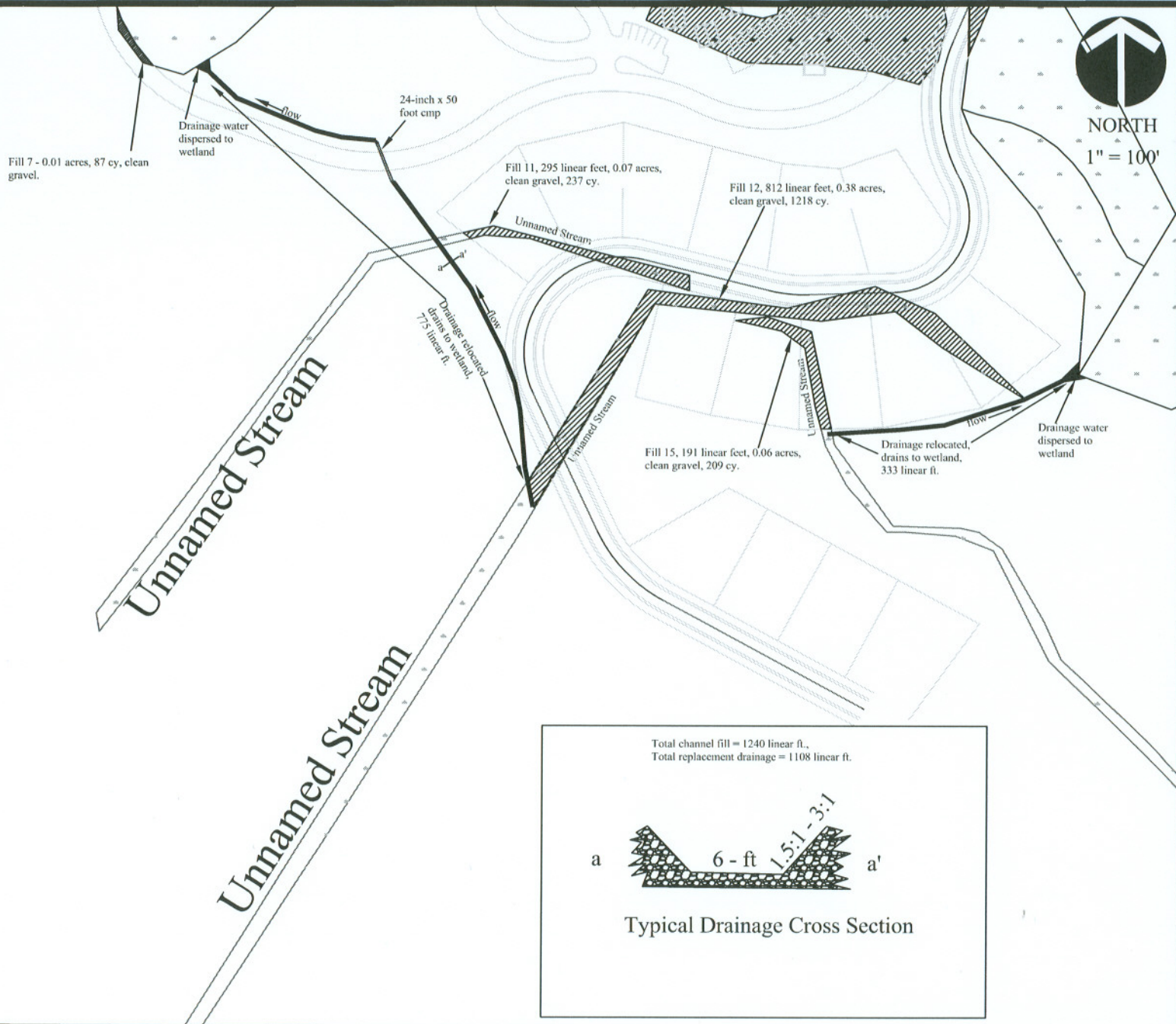
Proposed ponds/streams

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South Fork Payette River
Boise Co., Idaho
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NORTH

1" = 100'



Total channel fill = 1240 linear ft.,
Total replacement drainage = 1108 linear ft.



Typical Drainage Cross Section

Legend



Existing wetland



Fill Proposed Fill



Proposed ponds/streams

File No. NWW-052100186

Dynamis Group, LP

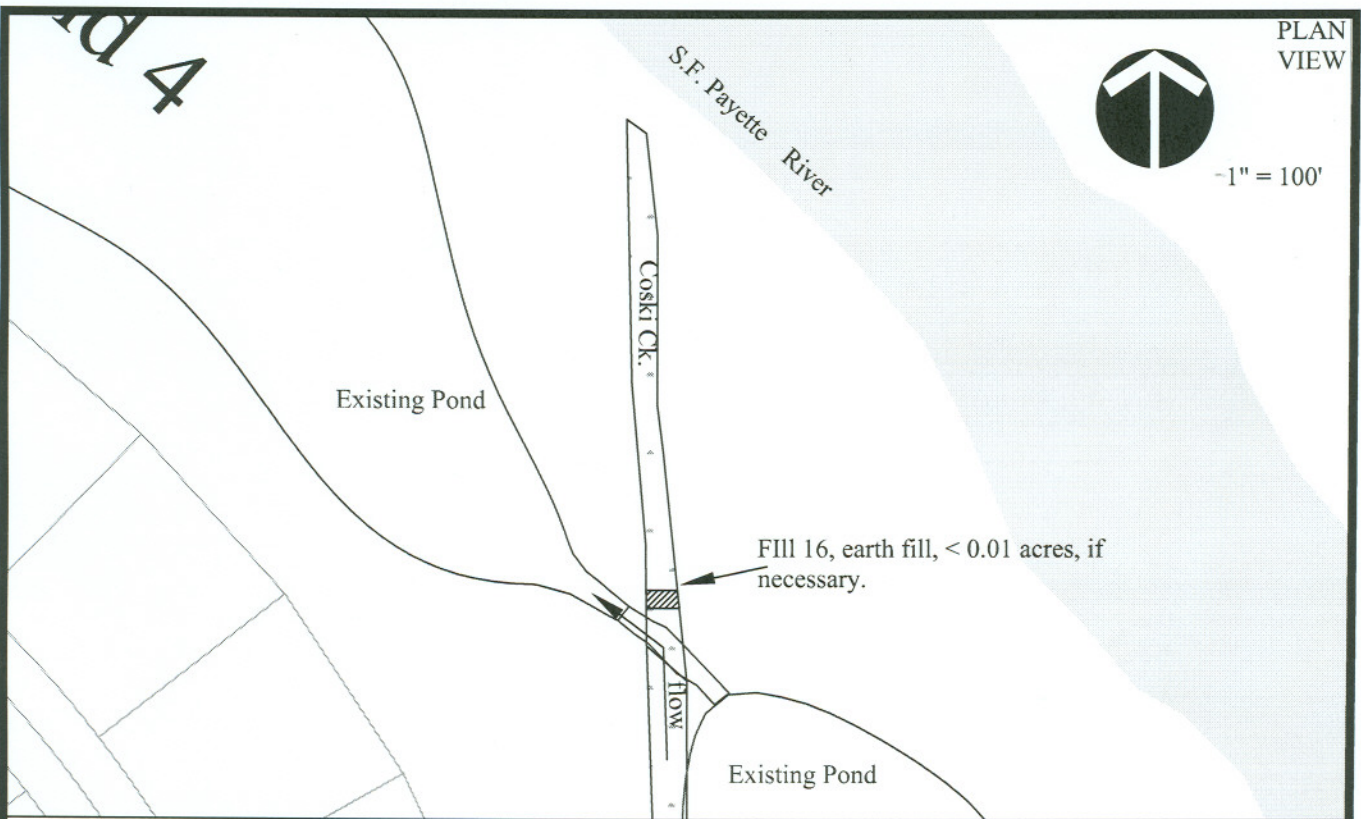
South Fork Payette River

Boise Co., Idaho

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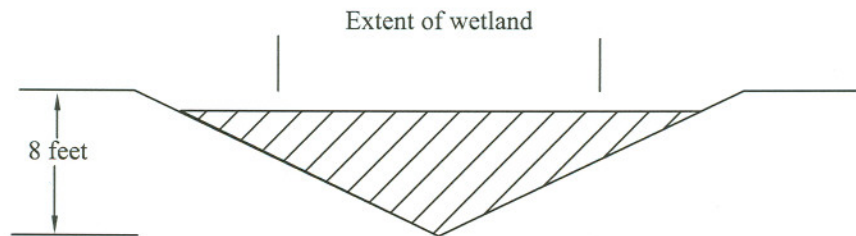
1" = 100'



The use of a control will be determined after discussions with Idaho Fish and Game and Idaho Department of Water Resources.

SECTION
VIEW
1" = 10'

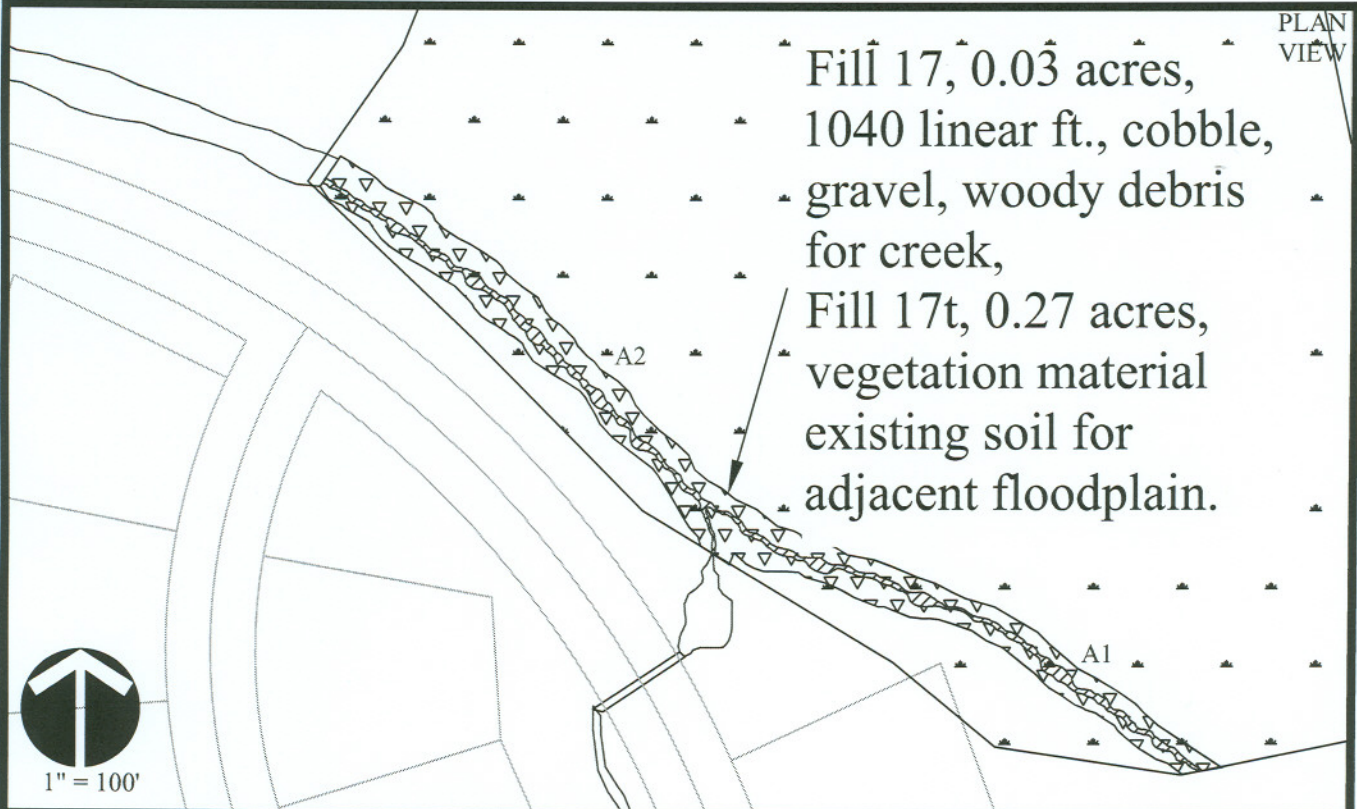
Fill material will be clean earth fill, gravel, geotextile, clay and riprap.



Existing wetland Proposed Fill

Proposed ponds/streams

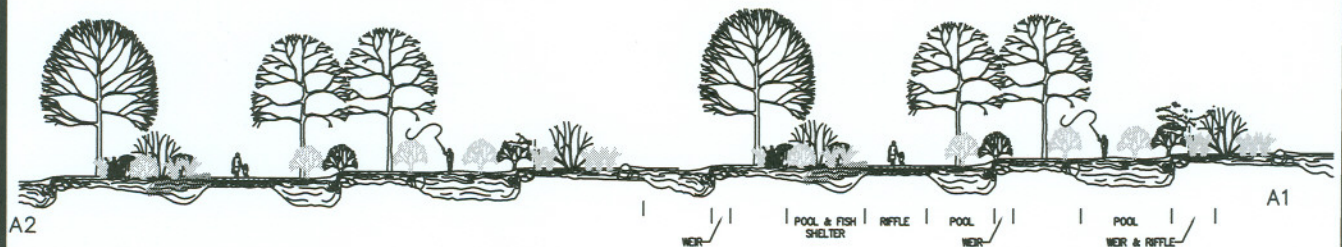
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South Fork Payette River
Boise Co., Idaho
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Trees & shrubs in existing wetland zone are not dense and are currently regenerating due to grazing removal. Creek would be located to avoid disturbing shrubs wherever possible. Banks of the creek would be planted with native pole stock taken from the site.

1" = 50'


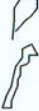



The grade through this zone would be approximately 0.3 percent and would steepen to as much as 0.7 percent between A2 and pond 5a.

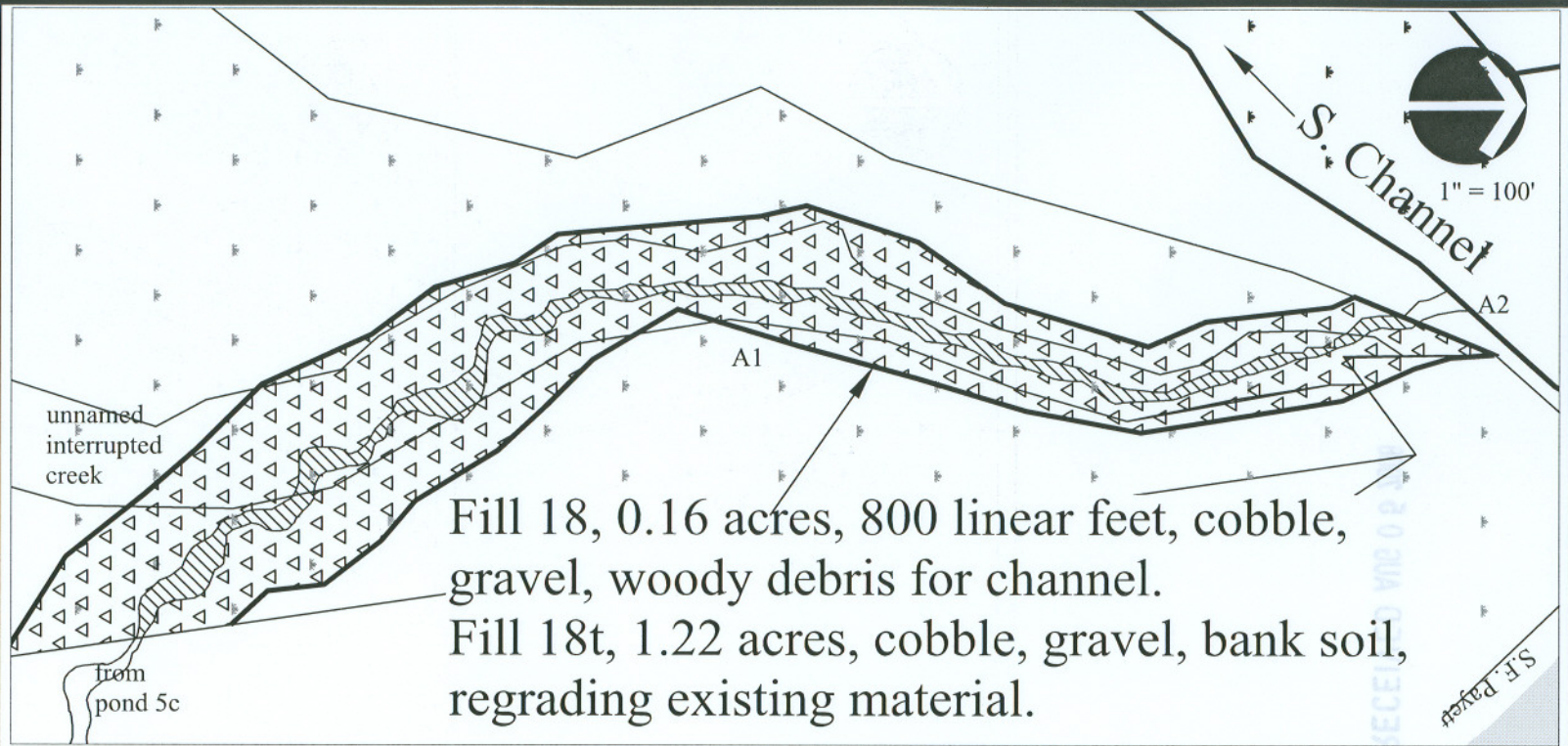


TYPICAL MITIGATION PROFILE VIEW

- Fill 18t Proposed Temporary Fill
- Existing wetland
- Fill 18 Proposed Fill
- Proposed ponds/streams

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Boise Co., Idaho
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-  Existing wetland
-  Proposed ponds/streams
-  Fill 19t
-  Proposed Temporary Fill
-  Fill 19

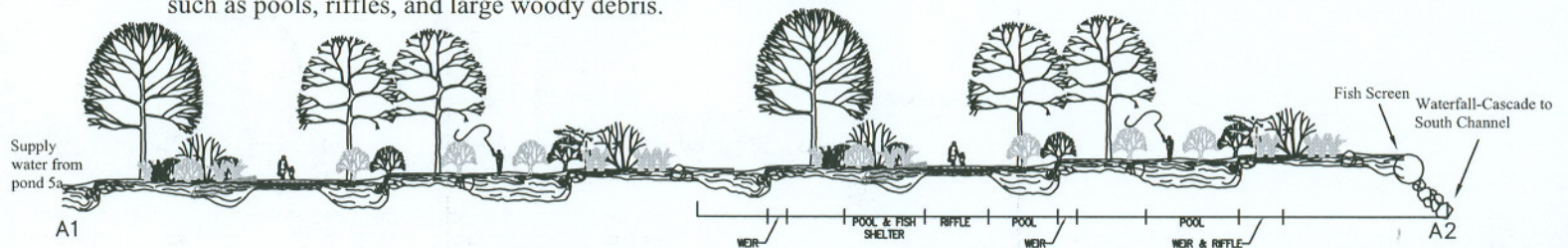


Fill 18, 0.16 acres, 800 linear feet, cobble, gravel, woody debris for channel.

Fill 18t, 1.22 acres, cobble, gravel, bank soil, regrading existing material.

Existing channel lacks woody shrub cover due to historic grazing. Native shrub poles would be transplanted from nearby stock. Creek would be constructed using gravel, cobble, bank soil, and vegetation. In-stream fishery habitat features would be added such as pools, riffles, and large woody debris.

Average gradient of creek is 0.4 percent



TYPICAL MITIGATION PROFILE VIEW

SECTION VIEW
1" = 50'

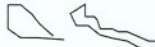
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South Fork Payette River
Boise Co., Idaho
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Proposed Mitigation

PLAN
VIEW

LEGEND

PSS1J-2
Existing wetland



Existing/Proposed ponds & streams



404 Permit Mitigation Site, Supplement 1,
(Previously Permitted)



404 Permit Mitigation Site, Supplement 2

Mitigation Site 2-3,
Supplement 2,
2.00 acres

Mitigation Site 2-5,
Supplement 2,
2.45 acres

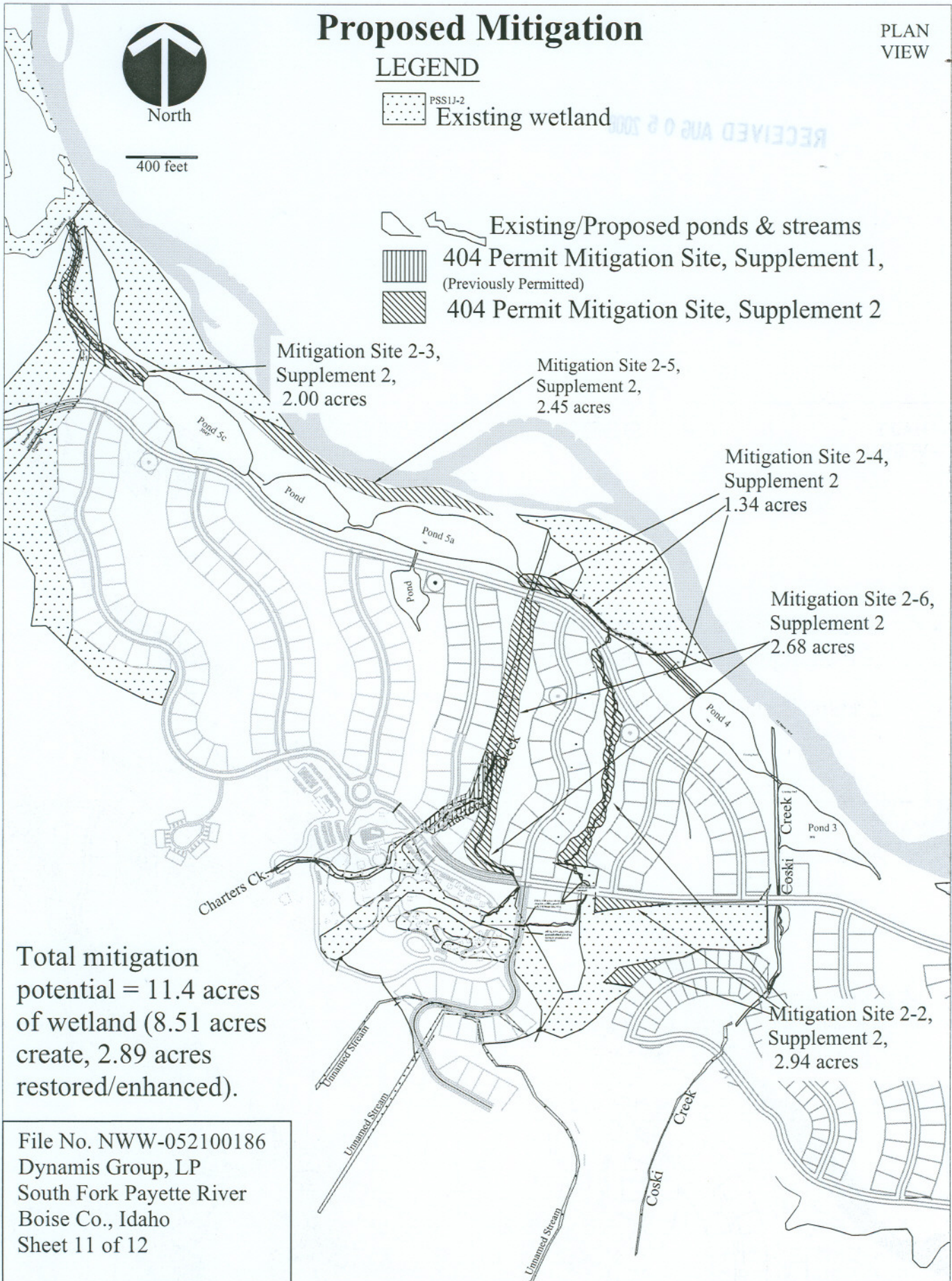
Mitigation Site 2-4,
Supplement 2
1.34 acres

Mitigation Site 2-6,
Supplement 2
2.68 acres

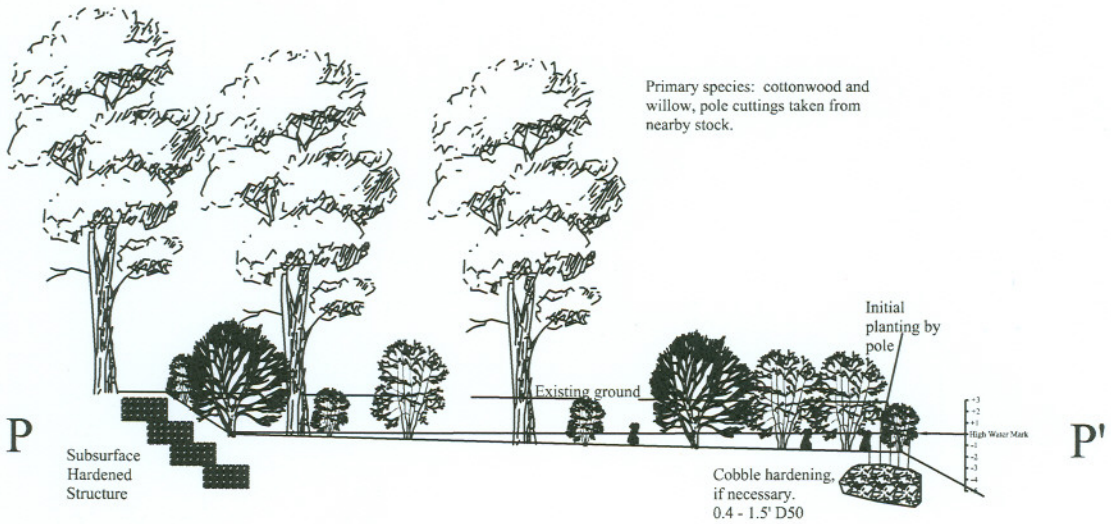
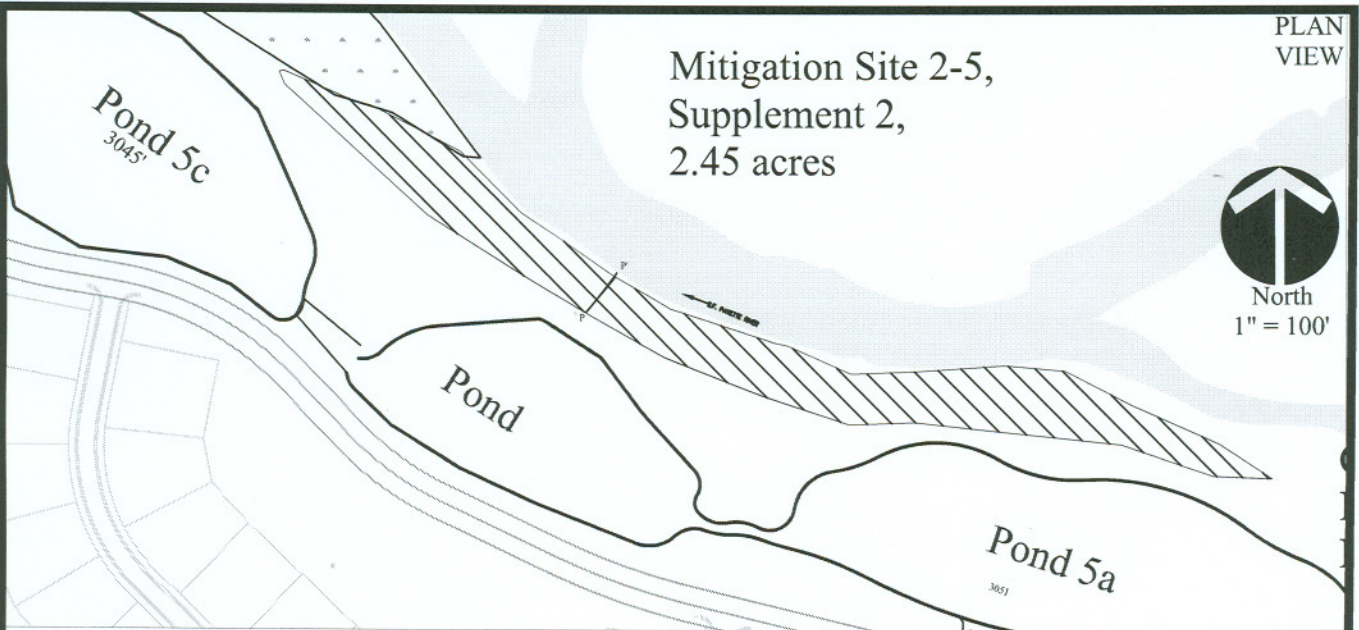
Mitigation Site 2-2,
Supplement 2,
2.94 acres

Total mitigation
potential = 11.4 acres
of wetland (8.51 acres
create, 2.89 acres
restored/enhanced).

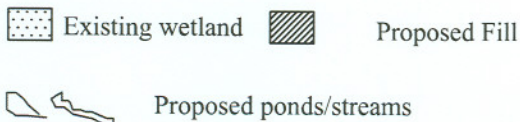
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Mitigation Site 2-5,
Supplement 2,
2.45 acres



Typical S.F. Payette River Wetland
Restoration and Bank Stabilization



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